

This assisted rental program is designed for couples or single parents with at least one dependent child. Consideration may be given to single adults under 60 years of age without dependents who have a physical disability and are permanently unemployable, but who can take care of themselves. [Anyone aged 60 or more is eligible for rent-geared-to-income senior citizen accommodation.]

In some areas such as Metro Toronto, OHC is responsible for managing its portfolio directly, with day-to-day management functions carried out at individual developments by either OHC staff or by a private management firm retained by the corporation.

However, in most municipalities a local housing authority [LHA] made up of civic-minded citizens has been established to carry out the over-all management functions. These authorities employ their own staff to perform the management duties including allocating homes, maintaining the buildings and collecting rents.

More and more, the ministry is encouraging programs aimed at integrating families receiving housing assistance into the general community.

One approach gaining in acceptance is the Rent Supplement Program under which agreements are reached with private landlords, builders or non-profit corporations to have a number of vacant units set aside for applicants on the waiting list for assisted housing.

OHC and a building owner agree on a monthly rental charge for individual vacant units, subject to the approval of the federal government. The family which has been selected from the waiting list pays the new landlord a rent geared to the family income. The three levels of government pay the difference between that and the total rental charge.

Families in need of rental assistance who are housed in these privately-owned developments pay rent according to their income unless they are receiving social assistance. For families receiving social assistance, rent is that portion of the monthly payment which has been allocated for shelter.



Rents and leases

Geared-to-income rents run from 16.7 to 25 per cent of a family's gross income. It is important to note that rent is determined according to total income grossed before any deductions have been made for income tax, etc., and not on the number of bedrooms or type of housing provided.

Generally, if a family's income declines within the lease period, the rent is reduced. If a family's income increases, however, the rent is not increased until the end of the yearly lease period.

Verification of income must be supplied when a family applies for assisted housing and, after being housed, at least 120 days prior to any lease renewal.

A lease may be terminated in accordance with the Landlord and Tenant Act if a tenant fails to adhere to the terms of the lease. For example, non-payment of rent would be a lease infraction. Also, a lease may be terminated or not renewed when a tenant ceases to meet the qualifications required for occupancy.

Applications

Most municipalities have a one-year residency requirement for families before they become eligible for assisted rental housing. The reason is that each municipality pays 7½ per cent of the total operating loss of all assisted rental housing within its boundaries. The federal government pays 50 per cent of this subsidy and the province pays the remaining 42½ per cent.

Submitting an application does not necessarily mean that an applicant will automatically be able to rent assisted accommodation. In almost every area there is a waiting list. Rental housing is allocated on the basis of the greatest need and priority is given to those who require housing assistance the most.

Applications are evaluated through a point-rating system which takes into account such factors as income, the amount of rent now being paid, the family size and the suitability of present accommodation.

Also, points are awarded if a family is living in overcrowded conditions, a health condition is

aggravated by the present accommodation or a family is being forced to vacate its dwelling through no fault of its own.

The point-rating system determines the priority given each application. Family housing is allocated on the basis of need, not the date when the application is filed.

Applicants are also asked to list members of their immediate families who reside outside the municipality. They are required to state whether any immediate family members will be joining the family and whether or not they are to be considered part of the family composition to be housed. A false statement at the time of application may result in termination or non-renewal of a lease.



Family income guide

This guide will help in the calculation of total monthly family gross income:

HUSBAND'S MONTHLY INCOME:

Monthly salary before deductions.....\$
Other (e.g. unemployment insurance, overtime, but not family allowance).....\$

WIFE'S MONTHLY INCOME:

Monthly salary before deductions (do not include first \$900 yearly).....\$
Other (e.g. unemployment insurance, alimony, separation or maintenance allowance, but not family allowance).....\$

MONTHLY FAMILY ADJUSTED INCOME.....\$

PLEASE NOTE: Husband's or wife's salary is total amount earned before any deductions have been made for income tax, etc., and is not take-home pay. If a person is paid weekly, the monthly gross income is the weekly gross pay multiplied by 4 1/4.

If employment is part-time or seasonal, the monthly gross income is the total earnings from all sources for a year divided by 12.

Deduct up to \$900 of income derived from any source (other than welfare payments) for a one-parent family.

Except for tenants on short-term social assistance or income maintenance programs, rents are fixed for one year. If the family income decreases or there is an addition to the family, the rent may be lowered.

The rent for individuals or families receiving an allowance under the General Welfare

Assistance Act or the Family Benefits Act is the amount of the shelter allowance payable under the legislation.

Rent-income scale

IMPORTANT: The examples of rents shown below include charges for heat, hydro, water, hot water, stove and refrigerator. If other services are provided the charges will be slightly higher. If fewer services are provided, they will be lower. There is a monthly reduction for each child.

Monthly Family Gross Income	Ontario Housing Corporation Rent	Monthly Family Gross Income	Ontario Housing Corporation Rent
0 - 192	37	370	95
226	48	386	100
241	53	420	110
275	64	440	115
300	72	480	125
327	81	500 *	130

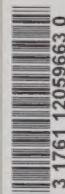
*If income is more than \$500, 25 per cent is assessed in rent.

For further information

In Metro Toronto only, apply to:
Housing Registry
Ontario Housing Corporation
Main Floor
101 Bloor St. W.
Toronto, Ont. M5S 1P8

Outside Metro Toronto, apply to:
address stamped or written below or consult your telephone directory for your local OHC office or for your local housing authority (listed under the name of your county or municipality, e.g. Hamilton-Wentworth Housing Authority).

CA24N
H4 300
-Z205



Ministry of Housing
Ontario Housing Corporation

Assisted Rental Housing for Families

Ontario's Ministry of Housing arranges through Ontario Housing Corporation to supply accommodation for low- and moderate-income families at rents which are geared to their incomes.

In partnership with the federal and municipal governments, the province provides this accommodation in units ranging from apartments to townhouses and single-family dwellings.



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